



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

124.44

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	TRAWICK HALEA BATCHELOR CINDY 7905 WHITMIRE DR PENSACOLA, FL 32503 8 DIANAH ST 03-1429-000 E1/2 OF LT 28 VICTORY HTS PB 2 P 12 OR 3892 P 689	Certificate #	2022 / 1191
		Date certificate issued	06/01/2022

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2022/1191	06/01/2022	1,110.42	55.52	1,165.94
→Part 2: Total*				1,165.94

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/1165	06/01/2023	1,310.68	6.25	81.10	1,398.03
Part 3: Total*					1,398.03

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,563.97
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,305.47
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,244.44

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: [Signature] Escambia, Florida  
Date April 25th, 2024  
Signature, Tax Collector or Designee

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

46.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/04/2024</u> Signature, Clerk of Court or Designee	

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

##### Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

##### Part 3: Other Certificates Redeemed by Applicant (Other than County)

**Total.** Add the amounts in Columns 3, 4 and 5

##### Part 4: Tax Collector Certified Amounts (Lines 1-7)

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

#### Clerk of Court (complete Part 5)

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400488

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #204  
MIAMI, FL 33126,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
03-1429-000	2022/1191	06-01-2022	E1/2 OF LT 28 VICTORY HTS PB 2 P 12 OR 3892 P 689

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #204  
MIAMI, FL 33126

04-17-2024  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones

## Escambia County Property Appraiser

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[Tangible Property Search](#)
[Sale List](#)
[Back](#)

[←](#) Nav. Mode ☒ Account ☐ Parcel ID [➔](#)

[Printer Friendly Version](#)

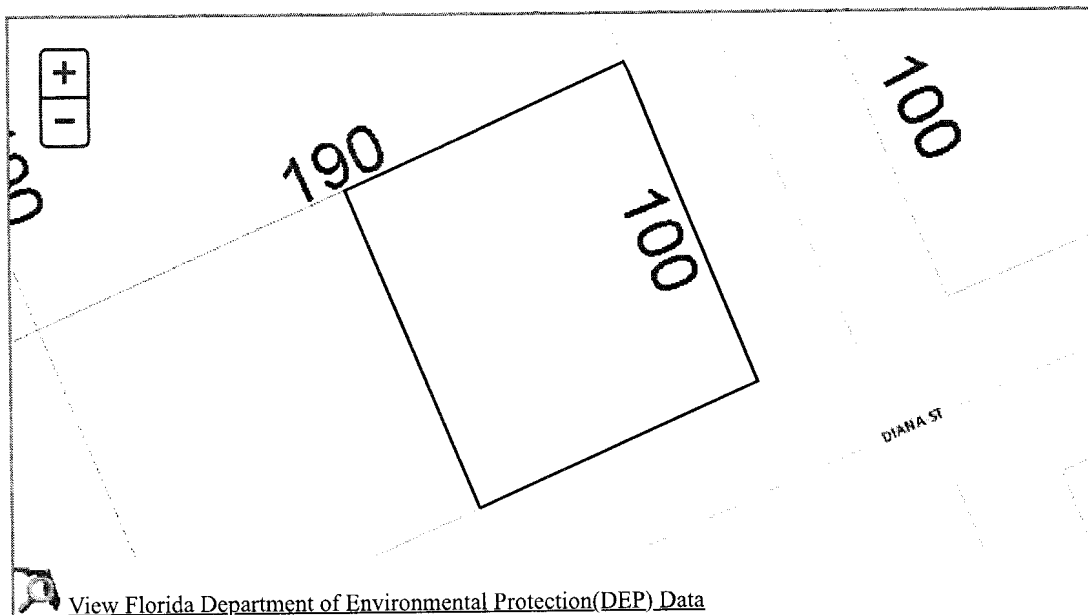
<b>General Information</b> <b>Parcel ID:</b> 2715301203001028 <b>Account:</b> 031429000 <b>Owners:</b> TRAWICK HALEA BATCHELOR CINDY <b>Mail:</b> 7905 WHITMIRE DR PENSACOLA, FL 32503 <b>Situs:</b> 8 DIANA ST 32503 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$5,500</td> <td>\$80,605</td> <td>\$86,105</td> <td>\$86,105</td> </tr> <tr> <td>2022</td> <td>\$5,500</td> <td>\$71,924</td> <td>\$77,424</td> <td>\$77,424</td> </tr> <tr> <td>2021</td> <td>\$5,500</td> <td>\$57,475</td> <td>\$62,975</td> <td>\$61,427</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>					Year	Land	Imprv	Total	Cap Val	2023	\$5,500	\$80,605	\$86,105	\$86,105	2022	\$5,500	\$71,924	\$77,424	\$77,424	2021	\$5,500	\$57,475	\$62,975	\$61,427																																		
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Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																											
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<b>Parcel Information</b>						<a href="#">Launch Interactive Map</a>																																																										

Section  
Map Id:  
27-1S-30-1

Approx.  
Acreage:  
0.2041

Zoned:

HDMU  
HDMU  
HDMU  
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HDMU  
HDMU



[View Florida Department of Environmental Protection\(DEP\) Data](#)

Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)

#### Buildings

Address: 8 DIANA ST, Year Built: 1961, Effective Year: 1969, PA Building ID#: 56687

##### Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-CARPET

FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-HIP

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

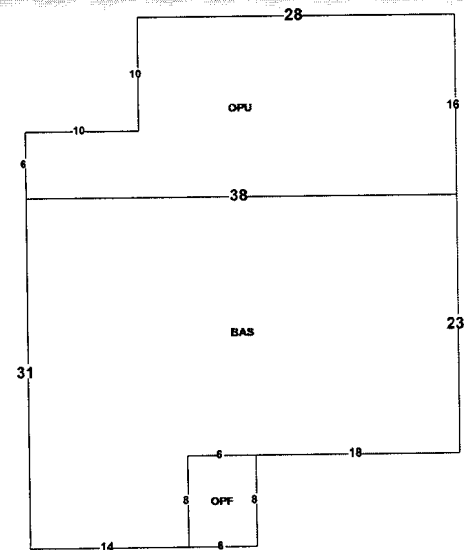


Areas - 1542 Total SF

BASE AREA - 986

OPEN PORCH FIN - 48

OPEN PORCH UNF - 508



#### Images



9/7/2023 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 04/29/2024 (tc.7163)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01191**, issued the **1st day of June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**E1/2 OF LT 28 VICTORY HTS PB 2 P 12 OR 3892 P 689**

**SECTION 27, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 031429000 (1224-44)**

The assessment of the said property under the said certificate issued was in the name of

**HALEA TRAWICK and CINDY BATCHELOR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of December, which is the **4th day of December 2024**.

Dated this 30th day of April 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 03-1429-000 CERTIFICATE #: 2022-1191

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: August 1, 2004 to and including August 1, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: August 5, 2024

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

August 5, 2024

Tax Account #: **03-1429-000**

1. The Grantee(s) of the last deed(s) of record is/are: **HALEA TRAWICK**

**By Virtue of Order Determining Homestead recorded 10/29/2021 in OR 8649/1864 and Summary Administration recorded 10/29/2021 - OR 8649/1866; Quit Claim Deed recorded 02/10/2022 - OR 8720/1870; Quit Claim Deed recorded 02/10/2022 - OR 8720/1872 and Final Judgment of Quiet Title recorded 02/17/2023 - OR 8932/1763**

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. **Fire Protection MSBU Lien in favor of the Escambia County recorded 10/02/1998 – OR 4313/1829**
- b. **Fire Protection MSBU Lien in favor of the Escambia County recorded 07/02/1999 – OR 4440/1832**
- c. **Code Enforcement Lien in favor of Escambia County, Florida recorded 09/24/2018 – OR 7971/1029, together with Amended Order recorded 02/04/2019 – OR 8040/1612 and Cost Order recorded 09/21/2023 – OR 9044/1275**
- d. **Certificate of Delinquency recorded 7/12/2016 – OR 7555/597**

4. Taxes:

**Taxes for the year(s) 2021-2023 are delinquent.**

**Tax Account #: 03-1429-000**

**Assessed Value: \$86,105.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** DEC 4, 2024

**TAX ACCOUNT #:** 03-1429-000

**CERTIFICATE #:** 2022-1191

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

**HALEA TRAWICK**  
**7905 WHITMIRE DR**  
**PENSACOLA, FL 32503**

**ESCAMBIA COUNTY CODE ENFORCEMENT**  
**3363 W PARK PL**  
**PENSACOLA, FL 32505**

**CLERK OF CIRCUIT COURT**  
**DIVISION ENFORCEMENT**  
**1800 WEST ST MARYS ST**  
**PENSACOLA, FL 32501**

**DOR CHILD SUPPORT DOMESTIC RELATIONS**  
**3670B NORTH "L" ST**  
**PENSACOLA, FL 32505**

**CINDY BATCHELOR AKA**  
**CINDY WILLIAMS**  
**4272 NORTH ISLAND RD**  
**PACE, FL 32571**

**HALEA TRAWICK**  
**CINDY BATCHELOR AKA CINDY WILLIAMS**  
**8 DIANAH ST**  
**PENSACOLA, FL 32503**

**Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> day of Aug, 2024.**  
**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**August 5, 2024**

**Tax Account #:03-1429-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**E1/2 OF LT 28 VICTORY HTS PB 2 P 12 OR 3892 P 689**

**SECTION 27, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-1429-000(1224-44)**

This Instrument Prepared by:  
Bruce A. McDonald, attorney  
707 E. Cervantes Street  
Suite B, PMB #137  
Pensacola, FL 32501

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that I, Cindy Williams, (Grantor) whose mailing address is 4272 North Island Rd, Pace, FL 32571, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, do remise, release, convey and quit claim unto Halea Trawick (Grantee), whose mailing address is 7905 Whitmire Dr., Pensacola, FL 32503, her successors and assigns, forever, the following described real property, situated, lying and being in the County of Escambia, State of Florida, to-wit:

Being the east one-half lot #28 in Victory Heights, a subdivision of a portion of Section 27, Township 1 South, Range 30 West, according to the map by C.H. Overman Jr. Civil Engineer, recorded in Plat Book 2, at page 12 of the public records of Escambia County, Florida.  
Parcel No. 271S301203001028

To have and to hold unto the said Grantee, her successors and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this  
January 26, 2022.

Signed, Sealed and Delivered  
in the Presence of:

Tessanna L. Fulton  
1st Witness Print Name: Tessanna L. Fulton

Calvin Samson  
2nd Witness Print Name: Calvin Samson

GRANTOR:

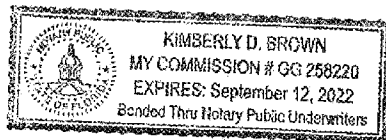
Cindy Williams

STATE OF Florida  
COUNTY OF Santa Rosa

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 26<sup>th</sup> day of January, ~~2021~~ 2022, by Cindy Williams, who is:

☐ personally known to me; Florida  
☒ produced a valid drivers license driver's license as identification;  
☐ produced \_\_\_\_\_ as identification.

(Notary seal must be affixed)



Kimberly D. Brown  
NOTARY PUBLIC - State of Florida  
Printed Name: Kimberly D. Brown  
My Commission Expires: 09/12/2022

*No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representations to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and for their agents; no boundary survey was made at the time of this conveyance.*

This Instrument Prepared by:  
Bruce A. McDonald, attorney  
707 E. Cervantes Street  
Suite B, PMB #137  
Pensacola, FL 32501

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that I, Britney Maynor, (Grantor), whose mailing address is 6212 Brosnahan Ave., Pensacola, FL 32503, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, do remise, release, convey and quit claim unto Halea Trawick (Grantee), whose mailing address is 7905 Whitmire Dr., Pensacola, FL 32503, her successors and assigns, forever, the following described real property, situated, lying and being in the County of Escambia, State of Florida, to-wit:

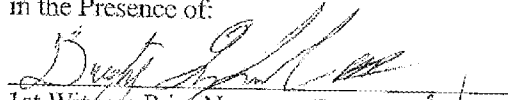
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Parcel No. 271S301203001028

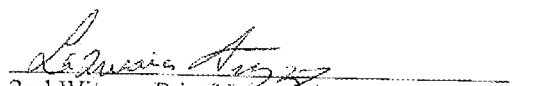
To have and to hold unto the said Grantee, her successors and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this  
1-7-22, 2022 Bm 2022

Signed, Sealed and Delivered  
in the Presence of:

  
1st Witness Print Name: Deputy Landlord

  
2nd Witness Print Name: Wacassia Sagers

GRANTOR:

  
Britney Maynor

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 7 day of JANUARY, 2021, by Britney Maynor, who is:

\_\_\_\_\_ personally known to me;  
☒ produced a valid FLC.R.I.D.A driver's license as identification;  
 \_\_\_\_\_ produced \_\_\_\_\_ as identification.

*(Notary seal must be affixed)*

## Glen Pearson

**Notary Public, State of Florida**  
Comm No.# HH106270  
Comm. Expires Mar. 21, 2025

NOTARY PUBLIC - State of FLORIDA  
Printed Name: GLEN PEARSON  
My Commission Expires: 03-21-2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representations to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Filing # 166560772 E-Filed 02/10/2023 11:22:45 AM

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

HALEA TRAWICK,

Plaintiff,

vs.

Case No.: 2022 CA 002207

Division: F-Civil

A.C. LEE, deceased,  
KATIE G. LEE, deceased,  
ANTHONY CRAIG LEE,  
MAGGIE M. ALDRIDGE,  
CINDY BATCHELOR a/k/a  
CINDY WILLIAMS, and  
BRITNEY MAYNOR, and all unknown  
natural persons if alive, and if dead or not  
known to be dead or alive, their several and  
respective unknown spouse, heirs, devisees,  
grantees and creditors, or other parties  
claiming by, through or under those  
unknown natural persons; and the several  
and respective unknown assign, successors  
in interest, trustees or any other person  
claiming by, through, under or against any  
corporation or other legal entity names as a  
defendant; and all claimants, persons or  
parties, natural or corporate, or whose exact  
legal status is unknown, claiming under any  
of the above name or described defendants  
or parties or claiming to have any right, title  
or interest in and to the lands hereafter  
described,

Defendants.

...../

**FINAL JUDGMENT**

**THIS CAUSE**, came on for consideration upon the Plaintiff, HALEA TRAWICK's,  
Motion for Final Judgment, and the Court having considered the Motion and having otherwise

been advised in the premises, hereby finds:

1. Plaintiff filed the instant action requesting the Court to enter a Judgment quieting title of the following real property:

Being the East One-Half of Lot #28 in Victory Heights, a subdivision of a portion of Section 27, Township 1 South, Range 30 West, according to the map by C.H. Overman Jr. Civil Engineer, recorded in Plat Book 2, at Page 12, of the Public Records of Escambia County, Florida.

a/k/a 8 Dianah Street, Pensacola, FL 32503.

(the "Subject Property")

and seeking an order forever declaring HALEA TRAWICK the rightful owner of the Subject Property.

2. Plaintiff acquired the subject property through the Estate of Delcha M. Lawhorn a/k/a Delcha M. Maynor, Escambia County Case #: 2021-CP-001439, and via an Order Determining Homestead Status of Real Property that was issued on October 27, 2021 naming HALEA TRAWICK, CINDY BATCHELOR a/k/a CINDY WILLIAMS and BRITNEY MAYNOR as equal owners.

3. On January 26, 2022 CINDY BATCHELOR a/k/a CINDY WILLIAMS executed a Quit Claim Deed thereby deeding her interest in the Subject Property to TRAWICK. A true and correct copy of the Quit Claim Deed is recorded in Official Records at Book 8720, Page 1870 (Instrument# 2022014662), of the Public Records of Escambia County, Florida.

4. On January 26, 2022 BRITNEY MAYNOR executed a Quit Claim Deed thereby deeding her interest in the Subject Property to TRAWICK. A true and correct copy of the Quit Claim Deed is recorded in Official Records at Book 8720, Page 1872 (Instrument# 2022014663), of the Public Records of Escambia County, Florida.



5. On December 13, 2022, an Acceptance and Waiver of Service and Answer was filed wherein Defendant Cindy Batchelor a/k/a Cindy Williams formally waived service of process and accepted service of process and admitted all of the allegations of the Complaint.

6. On December 19, 2022, two Acceptance and Waiver of Service and Answers were filed wherein Defendants Maggie M. Lee f/k/a Maggie M. Aldridge and Anthony Craig Lee each formally waived service of process and accepted service of process and admitted all of the allegations of the Complaint.

7. On January 7, 2023 an Entry of Default was filed wherein the Clerk of Escambia County entered a clerk's default against the only remaining defendant, Britney Maynor.

8. All defendants to this action were either properly served and are defaulted, or filed an Acceptance and Waiver of Service and Answers admitting all of the allegations of the Complaint.

**IT IS THEREFORE ORDERED AND ADJUDGED, that:**

1. Plaintiff, HALEA TRAWICK, is the owner of the following described real property in Escambia County, Florida:

Being the East One-Half of Lot #28 in Victory Heights, a subdivision of a portion of Section 27, Township 1 South, Range 30 West, according to the map by C.H. Overman Jr. Civil Engineer, recorded in Plat Book 2, at Page 12, of the Public Records of Escambia County, Florida.

a/k/a 8 Dianah Street, Pensacola, FL 32503.

2. The claim of the above Defendants, if any, is without any right whatsoever, and the defendants have no right, estate, title, lien, or interest in or to the Real Property, or any part of the Real Property.

3. The Plaintiff's title to said land is hereby quieted and established, and the claims or alleged claims of the Defendants and any other unknown persons claim by and under the

Defendant be and the same are hereby barred, removed, and adjudged not to constitute clouds upon the Plaintiff's title to said land. The Defendants have no estate, right, title, lien, or interest in or to the Real Property or any part of the Real Property.

4. Any right, title, or interest of the Defendants claimed in and to said land be and the same are hereby enjoined and restrained from asserting or attempting to assert any right, title, interest, claim, or demand in and to said land or any part thereof.

5. Plaintiff retains full and complete title ownership to the Real Property.

**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida.



eSigned by CIRCUIT COURT JUDGE AMY P. BRODERSEN in 2023 CA 003267  
on 02/10/2023 10:08:34 V8JC31W

Amy P. Brodersen, Circuit Judge

Copies to:

Matthew G. DeBoard, Esq.  
Barrister Law Firm, P.A.  
2002 E. Robinson Street  
Orlando, FL 32803  
[deboard@barlaw.com](mailto:deboard@barlaw.com)

Defendants

***Pursuant to Administrative Directive ESCAD2021-03, "In cases wherein one party is unrepresented (pro se), it is the responsibility of the sole attorney in the case to serve within five business days this Order/Judgment upon any pro set party who does not have access to and is not a registered user of the Florida Courts e-Filing Portal."***

OR BK 4313 PG1829  
Escambia County, Florida  
INSTRUMENT 98-527116

RCD Oct 02, 1998 10:45 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-527116

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: MAYNOR DELCHA M  
8 DIANAH ST  
PENSACOLA FL 32503

ACCT.NO. 03 1429 000 000

AMOUNT \$337.60

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

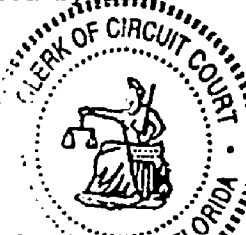
E1/2 OF LT 28  
OR 1577 P 902  
VICTORY HTS PB 2 P 12

OR 3892 P 689  
PROP.NO. 27 1S 30 1203 001 028

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$337.60. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

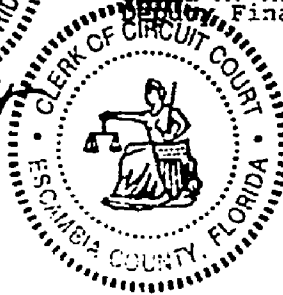


Ernie Lee Magaha  
Clerk of the Circuit Court

by: *[Signature]*  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court

by: *[Signature]*  
Deputy Clerk



OR BK 4440 PG1832  
Escambia County, Florida  
INSTRUMENT 99-632088

RCD Jul 21, 1999 09:41 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-632088

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: MAYNOR DELCHA M  
8 DIANAH ST  
PENSACOLA FL 32503

ACCT.NO. 03 1429 000 000  
AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

E1/2 OF LT 28  
VICTORY HTS PB 2 P 12  
OR 3892 P 689

PROP.NO. 27 1S 30 1203 001 028

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *Wanda M. McBeatty*  
Wanda M. McBeatty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court  
BY: *Barbara B. Donnelly*  
Deputy Clerk

Recorded in Public Records 9/24/2018 8:38 AM OR Book 7971 Page 682,  
Instrument #2018076075, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER  
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE171004726N  
LOCATION: 8 DIANAH ST  
PR#: 271S301203001028

VS.

MAYNOR, DELCHA M  
8 DIANAH ST  
PENSACOLA, FL 32503

RESPONDENT

ORDER

This CAUSE having come before the Office of Environmental Enforcement  
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged  
violation of the ordinances of the County of Escambia, State of Florida, and the Special  
Magistrate having considered the evidence before him in the form of testimony by the  
Enforcement Officer and the Respondent or representative, thereof, NONE,  
as well as evidence submitted and after consideration of the appropriate sections of  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation  
of the following Code of Ordinance(s) has occurred and continues.

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☒ 42-196 (c) Inoperable Vehicle(s); Described

Cam C White Pickup

- ☐ 42-196 (d) Overgrowth

☒ 30-203 Unsafe Building; Described as ☒ Main Structure ☐ Accessory Building(s)

☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o) ☒ (p)

☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)

☐ 94-51 Obstruction of County Right-of-Way (ROW)

☐ 82-171 Mandatory Residential Waste Collection

☐ 82-15 Illegal Burning

☐ 82-5 Littering Prohibited

*Abused* ☐ LDC Chapter 3 Commercial in residential and non-permitted use (HDMU)

☐ LDC Chapter 2 Article 3 Land Disturbance without permits

☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row

☒ LDC Sec 4-7.9 Outdoor Storage \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until 1-16 2019 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☒ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☒ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☒ Other \$2500 costs [signature]
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 250 per day, commencing 1-17, 20 19. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$ 2350 are awarded in favor of Escambia County as the prevailing party against MAYNOR, DELCHA M.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec.162.09 (1), Fla. Stat., and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

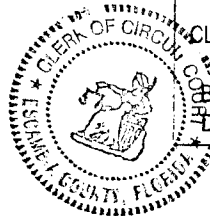



**You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.**

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 18th day of September, 2018.

  
\_\_\_\_\_  
Gregory Parra  
Special Magistrate  
Office of Environmental Enforcement



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
By:  D.C.  
DATE: 09-24-2018

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER**  
ESCAMBIA COUNTY FLORIDA,

VS.

**CASE NO: CE#17-10-04726N  
LOCATION: 8 Dianah St  
PR# 271S301203001028**

**Maynor, Delcha M  
8 Dianah St  
Pensacola, FL 32503  
RESPONDENT**

**AMENDED ORDER**

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, None, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ✓ 42-196 (a) Nuisance Conditions
- ✓ 42-196 (b) Trash and Debris
- ✓ 42-196 (c) Inoperable Vehicle(s); Described GMC White Pickup

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42-196 (d) Overgrowth

✓ 30-203 Unsafe Building; Described as ✓ Main Structure Accessory Building(s)

(a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) ✓(o)

(p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (bb) (cc) (dd)

94-51 Obstruction of County Right-of-Way (ROW)

82-171 Mandatory Residential Waste Collection

82-15 Illegal Burning

82-5 Littering Prohibited

*Abused* LDC Chapter 3 Commercial in residential and non permitted use (HDMU)

LDC Chapter 2 Article 3 Land Disturbance without permits

LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW

✓ LDC Sec 4-7.9 Outdoor Storage \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in  
the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until 1-16,  
**2019** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

- ✓ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ✓ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ✓ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris (as required).

Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.

Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods

Immediately cease burning and refrain from future burning

- ✓ Remove all refuse and dispose of legally and refrain from future littering

Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity

Obtain necessary permits or cease operations

Acquire proper permits or remove sign(s)

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing 1-17, 2019

This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

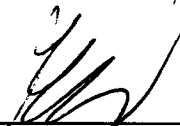
Costs in the amount of \$ 235.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 25<sup>th</sup> day of January, 2019



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Gregory Farrar  
Special Magistrate  
Office of Environmental Enforcement

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

MAYNOR, DELCHA M  
8 DIANA ST  
PENSACOLA, FL 32503

Case No: CE171004726N  
Location: 8 DIANA ST  
PR #: 271S301203001028

Cost Order

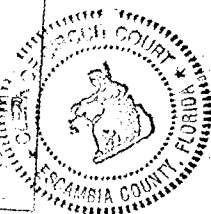
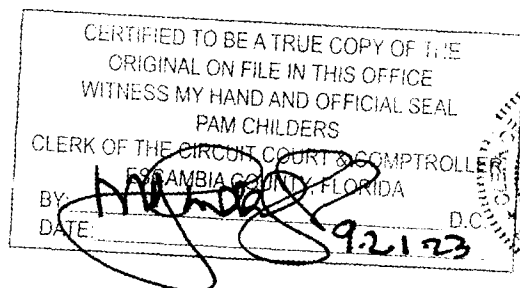
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 9/18/2018.

Itemized Cost		
Daily fines	\$40,200.00	\$25.00 Per Day From: 01/17/2019 To: 06/13/2023
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$6,495.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
<b>Total:</b>	<b>\$46,930.00</b>	

DONE AND ORDERED at Escambia County, Florida on

- 9 - 19 20 23  
Gregory Farrar  
Special Magistrate  
Office of Environmental Enforcement



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01191 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 17, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

HALEA TRAWICK      CINDY BATCHELOR  
7905 WHITMIRE DR    7905 WHITMIRE DR  
PENSACOLA, FL 32503   PENSACOLA, FL 32503

HALEA TRAWICK      CINDY BATCHELOR  
8 DIANA ST          8 DIANA ST  
PENSACOLA, FL 32503   PENSACOLA, FL 32503

CINDY BATCHELOR AKA CINDY WILLIAMS   BRITNEY MAYNOR  
4272 NORTH ISLAND RD                      6212 BROSNAN AVE  
PACE, FL 32571                                  PENSACOLA FL 32503

DELCHA M LAWHORN   ESCAMBIA COUNTY / COUNTY ATTORNEY  
8 DIANA LANE           221 PALAFOX PLACE STE 430  
PENSACOLA FL 32503   PENSACOLA FL 32502


ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT    FLORIDA DEPT OF REVENUE  
ESCAMBIA CENTRAL OFFICE COMPLEX                      2205B LA VISTA AVE  
3363 WEST PARK PLACE    PENSACOLA FL 32504  
PENSACOLA FL 32505

ESCAMBIA COUNTY  
1800 ST MARY AVE  
PENSACOLA FL 32501

WITNESS my official seal this 17th day of October 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

  
By:  
Emily Hogg  
Deputy Clerk



## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01191**, issued the 1st day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**E1/2 OF LT 28 VICTORY HTS PB 2 P 12 OR 3892 P 689**

**SECTION 27, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 031429000 (1224-44)**

The assessment of the said property under the said certificate issued was in the name of

**HALEA TRAWICK and CINDY BATCHELOR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of December, which is the **4th day of December 2024**.

Dated this 21st day of October 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

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**E1/2 OF LT 28 VICTORY HTS PB 2 P 12 OR 3892 P 689**

**SECTION 27, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 031429000 (1224-44)**

The assessment of the said property under the said certificate issued was in the name of

**HALEA TRAWICK and CINDY BATCHELOR**

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### Post Property:

**8 DIANA ST 32503**



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

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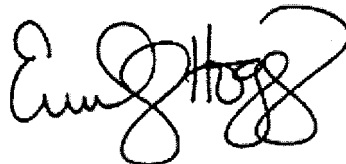
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### Personal Services:

**HALEA TRAWICK**  
7905 WHITMIRE DR  
PENSACOLA, FL 32503

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:   
Emily Hogg  
Deputy Clerk

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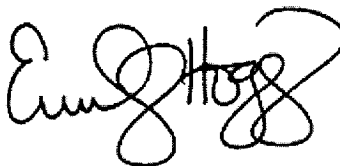
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### Personal Services:

**CINDY BATCHELOR**  
7905 WHITMIRE DR  
PENSACOLA, FL 32503

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:   
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE

ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** 1224 - 44

**Document Number:** ECSO24CIV037126NON

**Agency Number:** 25-000775

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01191 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: HALEA TRAWICK AND CINDY BATCHELOR

**Defendant:**

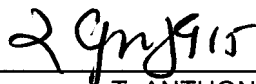
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/25/2024 at 9:34 AM and served same at 7:45 AM on 11/1/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

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### Post Property:

**8 DIANAH ST 32503**



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2024 OCT 23 10 00 AM  
ESCAMBIA COUNTY, FL  
CLERK OF THE CIRCUIT COURT  
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE

ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1224-44

**Document Number:** ECSO24CIV037030NON

**Agency Number:** 25-000851

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01191 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE HALEA TRAWICK AND CINDY BATCHELOR

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/25/2024 at 9:37 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for CINDY BATCHELOR , Writ was returned to court UNEXECUTED on 10/31/2024 for the following reason:

PER RESIDENT, OF 6 MONTHS AT 7905 WHITMIRE DR, SUBJECT IS UNKNOWN. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:                     2911815                      
T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

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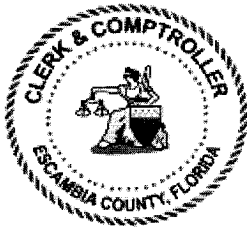
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### Personal Services:

**CINDY BATCHELOR**  
7905 WHITMIRE DR  
PENSACOLA, FL 32503



**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

RECORDED  
2024 OCT 27 10 03 AM  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
CIVIL DIVISION



## WARNING

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PENSACOLA, FL 32503

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** 1224-44

**Document Number:** ECSO24CIV037026NON

**Agency Number:** 25-000850

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01191 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE HALEA TRAWICK AND CINDY BATCHELOR

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

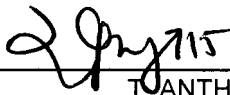
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By: \_\_\_\_\_



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

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**HALEA TRAWICK**  
7905 WHITMIRE DR  
PENSACOLA, FL 32503



**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY  
CLERK OF THE CIRCUIT COURT  
CIVIL UNIT

2024 OCT 23 10:39

RECEIVED

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### Personal Services:

**HALEA TRAWICK**  
7905 WHITMIRE DR  
PENSACOLA, FL 32503

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

HALEA TRAWICK [1224-44]  
7905 WHITMIRE DR  
PENSACOLA, FL 32503

**9171 9690 0935 0129 5958 59**

CINDY BATCHELOR [1224-44]  
7905 WHITMIRE DR  
PENSACOLA, FL 32503

**9171 9690 0935 0129 5958 42**

HALEA TRAWICK [1224-44]  
8 DIANA ST  
PENSACOLA, FL 32503

**9171 9690 0935 0129 5958 35**

CINDY BATCHELOR [1224-44]  
8 DIANA ST  
PENSACOLA, FL 32503

**9171 9690 0935 0129 5958 28**

CINDY BATCHELOR AKA CINDY  
WILLIAMS [1224-44]  
4272 NORTH ISLAND RD  
PACE, FL 32571

**9171 9690 0935 0129 5958 11**

BRITNEY MAYNOR [1224-44]  
6212 BROSNAHAN AVE  
PENSACOLA FL 32503

**9171 9690 0935 0129 5958 04**

DELCHA M LAWHORN [1224-44]  
8 DIANA LANE  
PENSACOLA FL 32503

**9171 9690 0935 0129 5957 98**

ESCAMBIA COUNTY / COUNTY  
ATTORNEY [1224-44]  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

**9171 9690 0935 0129 5957 81**

ESCAMBIA COUNTY OFFICE OF CODE  
ENFORCEMENT [1224-44]  
ESCAMBIA CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

**9171 9690 0935 0129 5957 74**

FLORIDA DEPT OF REVENUE  
[1224-44]  
2205B LA VISTA AVE  
PENSACOLA FL 32504

**9171 9690 0935 0129 5957 67**

ESCAMBIA COUNTY [1224-44]  
1800 ST MARY AVE  
PENSACOLA FL 32501

*contact*

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

CLERK OF THE CIRCUIT COURT  
PENSACOLA, FL 32502

2024 NOV 13 A 11:24

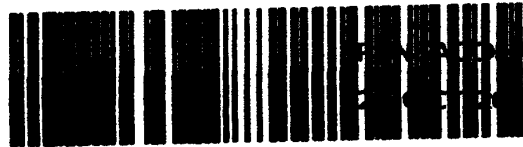
ESSENTIAL COUNTY, FL

CINDY BATCHELOR [1224-44]  
7905 WHITMIRE DR  
PENSACOLA, FL 32503

1: 93231000282051

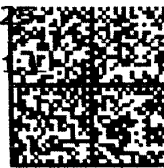
32514-444444  
32514-444444

**CERTIFIED MAIL**



9171 9690 0935 0129 5958 42

PENSACOLA FL 32502  
OCT 24 PM 11



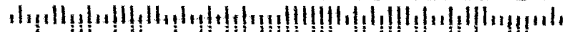
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FIRST-CLASS MAIL  
IMI  
**\$008.16<sup>0</sup>**  
10/24/2024 ZIP 32502  
043M31219251

**US POSTAGE**

NIXIE 322 FE 1 0011/10/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335 \*2638-02782-24-35



**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

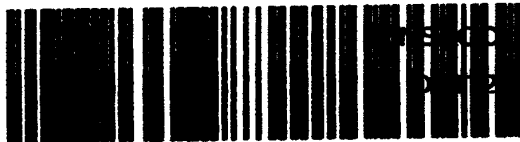
CLERK OF CIRCUIT COURT  
PENSACOLA, FL  
2024 NOV 13 A 11:24  
LESLIE COUNTY, FL

HALEA TRAWICK [1224-44]  
7905 WHITMIRE DR  
PENSACOLA, FL 32503

*[Handwritten signature]*

02514-40340TF  
325140488033

**CERTIFIED MAIL™**



9171 9890 0935 0129 5958 59

FL 325

24PM



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

10/24/2024 ZIP 32502  
043M31219251

**US POSTAGE**

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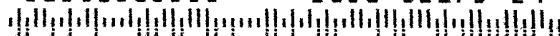
322 FE 1

0011/10/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335

\*2638-02173-24-35



CERTIFIED MAIL™



9171 9690 0935 0129 5958 28

PENSACOLA FL 325

NOV 24 PM 1:11



quadiant

FIRST-CLASS MAIL

IMI

\$008.16<sup>0</sup>

10/24/2024 ZIP 32502  
043M31219251

US POSTAGE

**Pam Childers**  
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221 Palafox Place, Suite 110  
Pensacola, FL 32502

PAID  
CLERK & COMPTROLLER  
FILE  
NOV -4 P 2 59  
PENSACOLA, FL

CINDY BATCHELOR [1224-44]  
8 DIANAH ST  
PENSACOLA, FL 32503

ANK 304

NIXIE

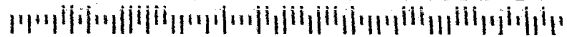
322 FE 1

0011/01/24

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32502583335

\*2638-02028-24-35



ANK

32503-32502-5833



CERTIFIED MAIL™

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

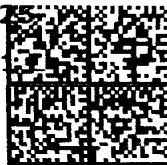
Pensacola, FL 32502



9171 9690 0935 0129 5958 11

PENSACOLA FL 325

OCT 24 24PM



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>9</sup>**

10/24/2024 ZIP 32502  
043M31219251

US POSTAGE

CLERK OF CIRCUIT COURT  
PENSACOLA, FL 32502

2024 NOV -4 P 2:58

FLORIDA COUNTY, FL

CINDY BATCHELOR AKA CINDY

WILLIAMS [1224-44]

4272 NORTH ISLAND RD

PACE, FL 32571

0327010572903147



NIXIE

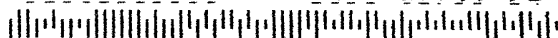
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0010/30/24

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

RC: 32502583335

\*2538-02735-24-35



ANK  
32502583335

CERTIFIED MAIL™

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

CLERK OF THE CIRCUIT COURT  
OFFICIAL RECORDS

2024 NOV -4 P 2:32

PANAMA COUNTY, FL



9171 9690 0935 0129 5958 04

PENSACOLA FL 325

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quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

10/24/2024 ZIP 32502  
043M31219251

US POSTAGE

ANK 304

BRITNEY MAYNOR [1224-44]

6212 BROSNAHAN AVE

PENSACOLA FL 32503

ANK

32503-5925833

NIXIE

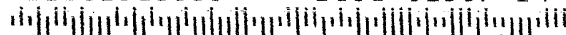
322 FE 1

0011/01/24

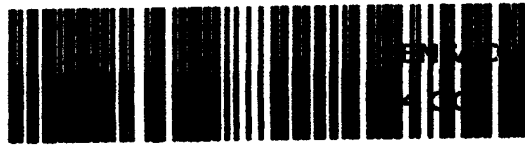
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32502583335

\*2638-01307-24-35



CERTIFIED MAIL™



9171 9690 0935 0129 5958 35



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

10/24/2024 ZIP 32502  
043M31219251

US POSTAGE

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2024 NOV -4 P 2:59  
PENSACOLA COUNTY, FL

HALE STRAWICK [1224-44]  
8 DIANA ST  
PENSACOLA, FL 32503

ANIL 304

NIXIE

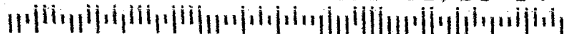
322 FE 1

0011/01/24

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

RC: 32502583335

\*2638-02786-24-35



ANK  
32502583335

CERTIFIED MAIL™

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0129 5957 98

FL 325

2:24PM



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

10/24/2024 ZIP 32502  
043M31219251

US POSTAGE

*ANK 304*

PAM CHILDERS  
CLERK & COMPTROLLER  
OFFICIAL RECORDS  
FILED

NOV -4 P 2:59

DA COUNTY, FL

DELCHAM LAWHORN [1224-44]

8 DIANA LANE

PENSACOLA FL 32503

NIXIE

322 FE 1

0011/01/24

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

RC: 32502583335

\*2638-02654-24-35



ANK

325025-02654-24-35

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 01191, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

E1/2 OF LT 28 VICTORY HTS PB 2 P 12 OR 3892 P 689

SECTION 27, TOWNSHIP 1 S, RANGE 30 W  
TAX ACCOUNT NUMBER 031429000 (1224-44)

The assessment of the said property under the said certificate issued was in the name of

HALEA TRAWICK and CINDY BATCHELOR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of December, which is the 4th day of December 2024.

Dated this 24th day of October 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg  
Deputy Clerk

4WR10/30-11/20TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 7515  
Order Date: 10/25/2024  
Number Issues: 4  
Pub Count: 1  
First Issue: 10/30/2024  
Last Issue: 11/20/2024  
Order Price: \$200.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly: 10/30/2024, 11/6/2024, 11/13/2024, 11/20/2024

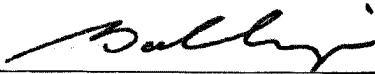
**Emily Hogg, Deputy Clerk**  
**First Judicial Circuit, Escambia County**  
**190 W. Government St.**  
**Pensacola FL 32502**  
**USA**

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

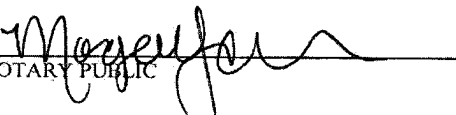
## 2022 TD 01191 MIKON FINANCIAL SERVICES INC AND OCEAN BANK – Trawick + Batchelor

was published in said newspaper in and was printed and released from 10/30/2024 until 11/20/2024 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X   
MALCOLM BALLINGER,  
PUBLISHER FOR THE SUMMATION WEEKLY  
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 11/20/2024, by MALCOLM BALLINGER, who is personally known to me.

X   
NOTARY PUBLIC





# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



## 2024

## REAL ESTATE

## TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
03-1429-000	06		271S301203001028

TRAWICK HALEA  
 BATCHELOR CINDY  
 7905 WHITMIRE DR  
 PENSACOLA, FL 32503

PROPERTY ADDRESS:  
 8 DIANAH ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22 | 1191

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	92,852	0	92,852	614.36
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	92,852	0	92,852	162.68
BY STATE LAW	3.0950	92,852	0	92,852	287.38
WATER MANAGEMENT	0.0218	92,852	0	92,852	2.02
SHERIFF	0.6850	92,852	0	92,852	63.60
M.S.T.U. LIBRARY	0.3590	92,852	0	92,852	33.33
ESCAMBIA CHILDRENS TRUST	0.4043	92,852	0	92,852	37.54

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$1,200.91

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS		
	TAXING AUTHORITY	RATE	AMOUNT
E1/2 OF LT 28 VICTORY HTS PB 2 P 12 OR 8649 P 1864 OR 8720 P 1872	FP FIRE PROTECTION		125.33
NON-AD VALOREM ASSESSMENTS			\$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$1,326.24

If Paid By	Dec 31, 2024	Jan 31, 2025	Feb 28, 2025	Mar 31, 2025	
Please Pay	\$1,286.45	\$1,299.72	\$1,312.98	\$1,326.24	

RETAIN FOR YOUR RECORDS

### 2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
 Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES  
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY	Dec 31, 2024
	1,286.45
AMOUNT IF PAID BY	Jan 31, 2025
	1,299.72
AMOUNT IF PAID BY	Feb 28, 2025
	1,312.98
AMOUNT IF PAID BY	Mar 31, 2025
	1,326.24
AMOUNT IF PAID BY	

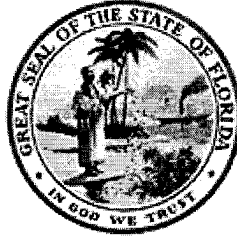
DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
03-1429-000
PROPERTY ADDRESS
8 DIANAH ST

TRAWICK HALEA  
 BATCHELOR CINDY  
 7905 WHITMIRE DR  
 PENSACOLA, FL 32503

1 031429000 2024 5

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 High Bid Tax Deed Sale**


**Cert # 001191 of 2022 Date 12/4/2024  
 Name DENNIS ECHOLS**

**Cash Summary**

Cash Deposit	\$520.00
Total Check	\$9,995.30
Grand Total	\$10,515.30

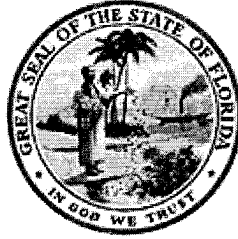
Purchase Price (high bid amount)	\$10,400.00	Total Check	\$9,995.30
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$72.80	Adv Doc. Stamps	\$72.80
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$6,639.19	Postage	\$82.00
		Researcher Copies	\$0.00
- postage	\$82.00		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$6,557.19	Registry of Court	\$6,557.19
Purchase Price (high bid)	\$10,400.00		
-Registry of Court	\$6,557.19	Overbid Amount	\$3,760.81
-advance recording (for mail certificate)	\$18.50		
-postage	\$82.00		
-Researcher Copies	\$0.00		
= Overbid Amount	\$3,760.81		

**PAM CHILDERS**  
 Clerk of the Circuit Court

By:   
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**


CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2022 TD 001191**

**Sold Date 12/4/2024**

**Name DENNIS ECHOLS**

RegistryOfCourtT = TAXDEED	\$6,557.19
overbidamount = TAXDEED	\$3,760.81
PostageT = TD2	\$82.00
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$72.80
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 <b>VIEW IMAGES</b>
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 001191	
4/30/2024	TD83	TAX COLLECTOR CERTIFICATION	
4/30/2024	TD84	PA INFO	
4/30/2024	TD84	RECORDED TDA NOTICE	
5/3/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024031795	
8/21/2024	TD82	PROPERTY INFORMATION REPORT	
10/24/2024	TD81	CERTIFICATE OF MAILING	
11/1/2024	CheckVoided	CHECK (CHECKID 137948) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
11/1/2024	CheckMailed	CHECK PRINTED: CHECK # 900037851 - - REGISTRY CHECK	
11/14/2024	TD84	SHERIFF'S RETURN OF SERVICE	
11/18/2024	TD84	CERTIFIED MAIL TRACKING / RETURN MAIL	
11/25/2024	TD84	PROOF OF PUBLICATION	
12/3/2024	TD84	2024 TAX BILL	

**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
4/30/2024 2:22:15 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
4/30/2024 2:22:15 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00



4/30/2024 2:22:16 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
4/30/2024 2:22:16 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
4/30/2024 2:23:52 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

## RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/3/2024 9:43:16 AM	2024031795	MIKON FINANCIAL SERVICES INC AND OCEAN BANK	456.00	456.00	0.00
		Total	456.00	456.00	0.00

## REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
11/1/2024 9:53:01 AM	Check (outgoing)	101942502	BALLINGER PUBLISHING	PO BOX 12665	200.00	900037851 CLEARED ON 11/1/2024
5/3/2024 9:43:16 AM	Deposit	101890617	MIKON FINANCIAL SERVICES INC AND OCEAN BANK		320.00	Deposit
<b>Deposited</b>			<b>Used</b>	<b>Balance</b>		
320.00			8,600.00	-8,280.00		

# Auction Results Report

\*\* Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Address
<input checked="" type="checkbox"/> 12/04/2024	2022 TD 00119	271S30									\$0.00	\$72.80	\$9,995.30	01191	Dennis J. Echols 6513 Mint Julep Tr
<input checked="" type="checkbox"/> 12/04/2024	2022 TD 00011	091S25									\$0.00	\$49.70	\$6,837.20	00119	Farag Hannalla 7791 untreiner Ave
<input checked="" type="checkbox"/> 12/04/2024	2021 TD 00599	326N31									\$0.00	\$73.50	\$10,091.00	05996	Clear Westview LT 1001 Avenida Picc

Edit Name on Title

Name on Title
Custom Fields
Style

Case Number: 2022 TD 001191

Result Date: 12/04/2024

## Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

TOTALS: Items Count: 3 Balance: \$28,600.00 Clerk Fees: \$0.00 Rec Fees: \$127.50 Doc Stamps: \$198.00 Total Due: \$28,923.50

75417

Dennis Echols

\$10,400.00

Deposit

\$520.00

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 01191 of 2022**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 17, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

HALEA TRAWICK      CINDY BATCHELOR  
7905 WHITMIRE DR    7905 WHITMIRE DR  
PENSACOLA, FL 32503    PENSACOLA, FL 32503

HALEA TRAWICK      CINDY BATCHELOR  
8 DIANA ST          8 DIANA ST  
PENSACOLA, FL 32503    PENSACOLA, FL 32503

CINDY BATCHELOR AKA CINDY WILLIAMS    BRITNEY MAYNOR  
4272 NORTH ISLAND RD                      6212 BROSNAN AVE  
PACE, FL 32571                                  PENSACOLA FL 32503

DELCHA M LAWHORN    ESCAMBIA COUNTY / COUNTY ATTORNEY  
8 DIANA LANE          221 PALAFOX PLACE STE 430  
PENSACOLA FL 32503    PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT    FLORIDA DEPT OF REVENUE  
ESCAMBIA CENTRAL OFFICE COMPLEX                      2205B LA VISTA AVE  
3363 WEST PARK PLACE    PENSACOLA FL 32504  
PENSACOLA FL 32505

ESCAMBIA COUNTY  
1800 ST MARY AVE  
PENSACOLA FL 32501

WITNESS my official seal this 17th day of October 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# THE SUMMATION WEEKLY

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SECTION 27, TOWNSHIP 1 S, RANGE 30 W  
TAX ACCOUNT NUMBER 031429000 (1224-44)

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HALEA TRAWICK and CINDY BATCHELOR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of December, which is the 4th day of December 2024.

Dated this 24th day of October 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg  
Deputy Clerk

4WR10/30-11/20TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 7515  
Order Date: 10/25/2024  
Number Issues: 4  
Pub Count: 1  
First Issue: 10/30/2024  
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Order Price: \$200.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly: 10/30/2024, 11/6/2024, 11/13/2024, 11/20/2024

Emily Hogg, Deputy Clerk  
First Judicial Circuit, Escambia County  
190 W. Government St.  
Pensacola FL 32502  
USA

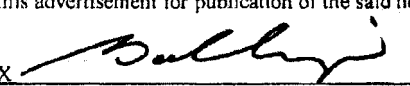
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## 2022 TD 01191 MIKON FINANCIAL SERVICES INC AND OCEAN BANK – Trawick + Batchelor

was published in said newspaper in and was printed and released from 10/30/2024 until 11/20/2024 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

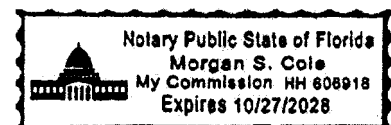
X

  
MALCOLM BALLINGER,  
PUBLISHER FOR THE SUMMATION WEEKLY  
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 11/20/2024, by MALCOLM BALLINGER, who is personally known to me.

X

  
NOTARY PUBLIC



Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2024092437 12/9/2024 4:20 PM  
OFF REC BK: 9242 PG: 595 Doc Type: TXD  
Recording \$10.00 Deed Stamps \$72.80

Tax deed file number 1224-44

Parcel ID number 271S301203001028

## TAX DEED

Escambia County, Florida

for official use only

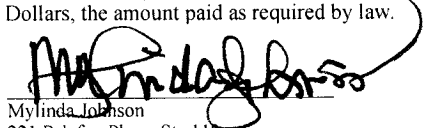
Tax Certificate numbered 01191 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 4th day of December 2024, the land was offered for sale. It was sold to **Dennis J. Echols**, 6513 Mint Julep Trail Pensacola FL 32526, who was the highest bidder and has paid the sum of the bid as required by law.

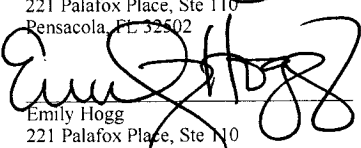
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

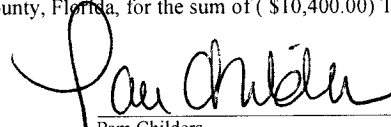
**Description of lands: E1/2 OF LT 28 VICTORY HTS PB 2 P 12 OR 3892 P 689 SECTION 27, TOWNSHIP 1 S, RANGE 30 W**

**\*\* Property previously assessed to: HALEA TRAWICK, CINDY BATCHELOR**

On 4th day of December 2024, in Escambia County, Florida, for the sum of ( \$10,400.00) TEN THOUSAND FOUR HUNDRED AND 00/100 Dollars, the amount paid as required by law.

  
Mylinda Johnson  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

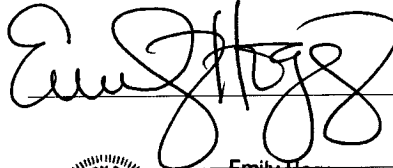
  
Emily Hogg  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

  
Pam Childers,  
Clerk of Court and Comptroller  
Escambia County, Florida



On this 4th day of December, 2024 before me personally appeared Pam Childers  
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid





Emily Hogg  
Comm.: HH 373864  
Expires: March 15, 2027  
Notary Public - State of Florida

Tax Certificate #	2022 TD 001191
Account #	031429000
Property Owner	Halea Trawick Cindy Batchelor
Property Address	8 Dianah St 32503
SOLD TO:	Dennis Echols \$10,400.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$101.30 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$73.91 ✓	\$
Tax Collector Fee (from redeem screen)	\$6.25 ✓	\$
Certificate holder/taxes & app fees	\$5,264.49 ✓	\$
Refund High Bidder unused sheriff fees	\$0	\$
Additional taxes 2024	\$1,286.45 ✓	\$3,686.90
Postage final notices	\$	\$
MSBU LIENS	\$422.80	\$
CODE ENF	\$3264.10	\$
	\$	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

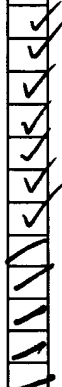
Lien Information:

MSBU 4313/1829	Due \$ 357.60
	Paid \$ 357.60
MSBU 4440/1832	Due \$ 65.20
	Paid \$ 65.20
CODE ENF · 7911/1029 (2019 CL 076174)	Due \$ 47072.00
	Paid \$ 3264.10
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$

Post sale process:

- Tax Deed Results Report to Tax Collector
- Print Deed/Send to Admin for signature
- Request check for recording fees/doc stamps
- Request check for Clerk Registry fee/fee due clerk
- Request check for Tax Collector fee (\$6.25 etc)
- Request check for certificate holder refund/taxes & app fees
- Request check for any unused sheriff fees to high bidder
- Determine government liens of record/ amounts due
- Print Final notices to all lienholders/owners
- Request check for postage fees for final notices
- Record Tax Deed/Certificate of Mailing
- Copy of Deed for file and to Tax Collector

Notes:





**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**CODE ENFORCEMENT LIEN PAYOFF**

**OFFICIAL RECORDS**  
P.O. Box 333  
Pensacola, FL 32591-0333  
Check payable to Pam Childers,  
Clerk Of The Circuit Court

**Escambia County Governmental Complex**  
221 Palafox Place, Suite 110  
Pensacola, FL 32501-5844  
850-595-3930  
FAX 850-595-4827

Official Records Book: 7971 Page: 1029

[View Image](#)

Start Date 01/17/2019



Court Cost 235.00

Recording Fees 108.00

Copies 10.00

Certified Abatement Costs 6,495.00

Fine Per Day \$25.00

Date Of Payoff 06/13/2023



2018 CL 076174  
CE171004726N  
8 DIANA ST  
ALSO 7971/682

Notes:

[Submit](#)

[Reset](#)

[Clear](#)

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
\$25.00	1608	\$40,200.00	\$235.00	\$118.00	\$10.00	\$7.00	\$7.00	\$6,495.00	\$47,072.00

235.<sup>00</sup> COURT COST  
118.<sup>00</sup> RECORDING  
2911.<sup>00</sup> TOWARDS  
ABATEMENT

PD  
\$ 3264.<sup>00</sup>

OR BK 4313 P61829  
Escambia County, Florida  
INSTRUMENT 98-527116

RCD Oct 02, 1998 10:45 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-527116

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: MAYNOR DELCHA M  
8 DIANAH ST  
PENSACOLA FL 32503

ACCT.NO. 03 1429 000 000

AMOUNT \$337.60

+ 30  
357.60

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

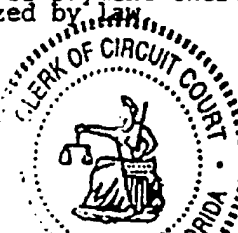
E1/2 OF LT 28  
OR 1577 P 902  
VICTORY HTS PB 2 P 12

OR 3892 P 689  
PROP.NO. 27 1S 30 1203 001 028

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$337.60. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

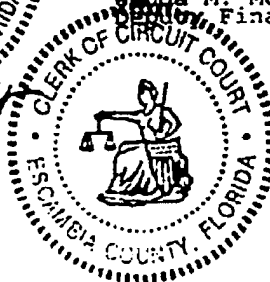


Ernie Lee Magaha  
Clerk of the Circuit Court

by: *[Signature]*  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court

by: *[Signature]*  
Deputy Clerk





OR BK 4440 PG 1832  
Escambia County, Florida  
INSTRUMENT 99-632088

RCD Jul 21, 1999 09:41 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-632088

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: MAYNOR DELCHA M  
8 DIANAH ST  
PENSACOLA FL 32503

ACCT.NO. 03 1429 000 000

AMOUNT \$35.20

X 30  
65.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

E1/2 OF LT 28  
VICTORY HTS PB 2 P 12  
OR 3892 P 689

PROP.NO. 27 1S 30 1203 001 028

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *[Signature]*  
Wanda M. McBearty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *[Signature]*  
Deputy Clerk

FLC Recovery Group, LLC  
Phone: (919)-426-2406  
Email: flcrecoverygroup@gmail.com

DATE: 2024-12-04

Name: Halea Trawick  
Address: 5227cerny Rd. Apt 205 Pensacola Florida 32526  
Phone: (850)-288-7065  
Email: halea.trawick902@gmail.com

Re: Recovery of Unclaimed Funds

Hi:

FLC Recovery Group, LLC (the "Company") is pleased to accept the opportunity to assist you with the recovery of unclaimed funds that potentially belong to you (the "Claim"). This engagement letter (the "Agreement") outlines the scope and terms of our services and your responsibilities.

1. 1. Services. The Company agrees to provide the following services in connection with the Claim:

1.1 Identification of Claim. We will perform the necessary research to identify the source and amount of your Claim.

1.2 Recovery and Expenses. Company shall be responsible for "all" expenses and dedicate the labor required to recover your Claim on your behalf, including paying all legal expenses whether or not the claim is recovered.

2. Your Responsibilities. In connection with the recovery of the Claim, you agree to the following:

2.1 Authorization. You authorize the Company to act as your exclusive agent for the recovery of the Claim.

2.2 Paperwork. You agree to sign and return all documents required for recovery of the Claim to the Company promptly.

2024 DEC 10 P 3:02  
FLC RECOVERY GROUP, LLC  
10000 WILSON BLVD  
SUITE 200  
FORT WORTH, TX 76102  
(919) 426-2406  
FLC RECOVERY GROUP, LLC

2.3 Cooperation. You agree to cooperate with the local attorney assigned to your case and to fill out and return any prepared paperwork. Both parties agree to cooperate fully with all reasonable requests from the other in performance of this Agreement.

### 3. Costs and Fees.

**3.1 Costs. Company shall be responsible for "ALL" costs associated with the recovery of the Claim whether recovered or not.**

3.2 Success Fee. Upon successful recovery of your Claim, you agree that we shall retain 20% of the Claim as our fee. This shall apply whether we receive the check or if you receive the check. The party receiving the check shall send the other party their portion of the Claim within five (5) business days of receiving the Claim check and the funds clearing their bank. If either party fails to pay the other party as agreed, the party responsible for paying shall be liable for treble damages.

Initials HT

3.3 Local Attorney. If we are required to engage a local attorney, the attorney will be responsible for recovering your Claim and distributing your portion to you.

If the terms of this letter are acceptable to you, please acknowledge by signing below and returning to our attention at the address above.

Very Truly Yours,

FLC Recovery Group, LLC  
FLC Recovery Group, LLC

**Agreed to and Accepted By:**

Signature: Halea Trawick

Print Name: Halea Trawick

## CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

\*\*\*Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,  
221 Palafox Place, Ste 110, Pensacola, Florida 32502

2022 TD

Tax Deed Account # 001191 Certificate # 01191 of 20 24 Sale Date: 2024-12-04

Property Address: \_\_\_\_\_

**Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.**

Claimant's Name: Halea Trawick

Contact Name, if Applicable: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

I am a (check one):

☐ Lienholder ☒ Titleholder ☐ Other

Select ONE:

- ☒ I claim surplus proceeds resulting from the above tax deed sale.  
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;

☐ Government lien; ☐ Other

Describe other: N/A

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: N/A Amount Due: \_\_\_\_\_

Recording Date: N/A Book #: N/A Page #: N/A

Lien Amount: N/A Amount Due: N/A

\*\*Include additional sheet if needed: ☐

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☒ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Amount of surplus tax deed sale proceeds claimed: \$ 3,746.81

Does the titleholder claim the subject property was homestead property: No

3. I request payment of any surplus funds due to me be mailed to:

5227cemy Rd Apt 205 Pensacola Florida 32526

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: Halea Trawick

Print: HALEA LACOLE TRAWICK

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of X physical presence or

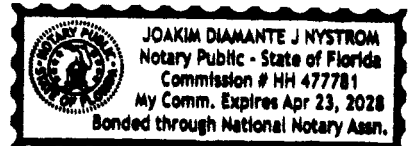
\_\_\_\_\_ online notarization, this 7th day of December, 2024, by HALEA LACOLE TRAWICK.

Signature-Notary Public, State of Florida

Joakim Diamante J Nystrom

Print Commissioned Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification X Type of Identification Produced FL DL



**ASSIGNMENT OF INTEREST IN SURPLUS TAX DEED SALE PROCEEDS**

For and in consideration of good and valuable consideration, the receipt of which being hereby acknowledged, I Halea Trawick, as assignor, who resides at 227 Cerny Rd Apt 205 PENSACOLA, FL 32526, hereby assigns, sells, transfers and conveys to FLC Recovery Group, LLC any and all surplus tax deed sale proceeds to which I may be entitled to share in from the sale of that certain parcel of real property, which was sold on 2024-12-04 (date) by the Clerk of the Circuit Court, Escambia County in FL, the legal description of which is: E1/2 OF LT 28 VICTORY HTS PB 2 P 12 OR 8649 P 1864 OR 8720 P 1872

and the strap number/parcel of which is: 271S301203001028

Such property was sold under Tax Deed File Number: 2022 TD 001191

In executing this assignment, I have been informed by the assignee that:

- a. The amount of surplus funds available for distribution is up to \$ 3,746.81; and that I may be entitled to receive up to \$ 2,997.448 of that amount.
- b. I have the right to file a claim directly with the Clerk of the Circuit Court for my interest in such surplus funds.
- c. I have the right to consult with an independent attorney of my choice before executing this assignment.

In executing this assignment, I hereby represent that:

- a. I am a legal titleholder or lienholder of record of such real property or a beneficiary or heir at law of such a titleholder or lienholder.
- b. Attached hereto is my affidavit establishing my interest in such real property and surplus funds
- c. I acknowledge that I am making the above representations under oath and under penalty of perjury in order for assignee to receive payment of such surplus funds, and understand that, if it is later discovered or determined that payment of such surplus funds to assignee was in error, I may be personally liable for the repayment of such surplus funds to the Clerk and/or County, Escambia.

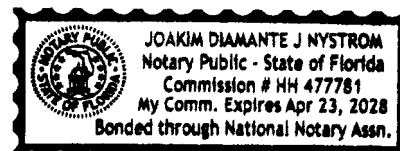
Further affiant sayeth not. Halea Trawick

**Notary Acknowledgement**

State of Florida County of Escambia Subscribed, Sworn and acknowledged before me by HALEA LACUE TRAWICK, the Principal, and subscribed

and sworn to before me by Ali Hendawi, witness, this 7th day of December, 20 24

[Signature]  
Notary Signature



My Commission Expires: 23 April 2028

(Notary Seal)

Re: Application to Claim Funds due to

Dear Sir/Madam:

I have contracted with FLC Recovery Group, LLC to make an application for and/or claim the excess funds held by your office and due to me as a result of the Tax/Mortgage Foreclosure sale of the property at 8 Dianah St Pensacola, FL 32503 in Escambia County, FL (County, State).


Please make a check payable to FLC Recovery Group, LLC. If it is the policy of your office to make said check(s) payable to the claimant only, then please do so and send to me in care of company name at the following address:

FLC Recovery Group, LLC  
1410 Ripley Woods St. Wake Forest, NC 27587

If you have any questions or concerns about my application and/or claim, please do not hesitate to contact company information and phone number (919)-426-2406

These are my explicit instructions. Please follow them as I have directed.

Sincerely,

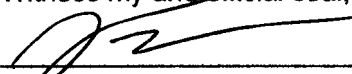
  
\_\_\_\_\_  
HALEA LACOLE TRAWICK  
~~Julian Bruton~~

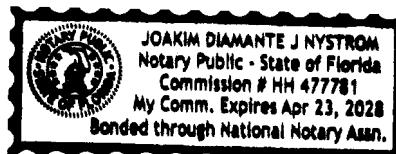
County of Escambia, State of Florida

I, Joakim Diamante J Nystrom, a Notary public for said county and state, do hereby certify

HALEA LACOLE TRAWICK personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my and official seal, Month of December 7th, 2024

  
\_\_\_\_\_  
Joakim Diamante J Nystrom  
My notary expires: 23 April 2028



(Notary Seal)

## LIMITED POWER OF ATTORNEY

I, Halea Trawick (Name of Client), hereby appoint Julian Bruton on behalf of FLC Recovery Group, LLC as my true and lawful attorney for me and in my name and stead, and for my use and benefit to claim funds held for me by Escambia (Name of County), giving and granting unto my said attorney in fact full authority and power to do and perform any and all other acts necessary or incident to the performance and execution of the powers herein expressly granted with power to do and perform all acts authorized hereby; as fully to all intents and purposes as the Grantor might or could do if personally present.

This Power of Attorney will cease twelve (12) months from date hereof.

Dated: 07 December 2024

STATE OF Florida )  
 ) ss.

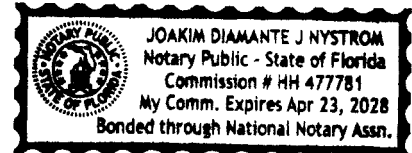
COUNTY OF Escambia )

The foregoing has been acknowledged before me this 7th day of December, 2024,

by HALEA LACOLE TRAWICK. Witness my hand and official

My commission expires: 23 April 2028

  
Joakim Diamante J Nystrom  
Notary Public



(Notary Seal)



View/Print Label

- 1. **Ensure there are no other shipping or tracking labels attached to your package.** Select the Print button on the print dialogue box that appears. Note: If your browser does not support this function, select Print from the File menu to print the label.
- 2. **Fold the printed label at the solid line below.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.

3. GETTING YOUR SHIPMENT TO UPS

Customers with a scheduled Pickup

- Your driver will pickup your shipment(s) as usual.

Customers without a scheduled Pickup

- Schedule a Pickup on ups.com to have a UPS driver pickup all of your packages.
- Take your package to any location of The UPS Store®, UPS Access Point(TM) location, UPS Drop Box, UPS Customer Center, Staples® or Authorized Shipping Outlet near you. To find the location nearest you, please visit the 'Locations' Quick link at ups.com.

UPS Access Point™  
CVS STORE # 8959  
1190 US 1 HWY  
YOUNGSVILLE NC 27596-8607

UPS Access Point™  
THE UPS STORE  
12520 CAPITAL BLVD  
WAKE FOREST NC 27587-4659

UPS Access Point™  
CVS STORE # 7051  
245 E ROOSEVELT AVE  
WAKE FOREST NC 27587-2719

FOLD HERE

1 OF 1

1 LBS

DWT: 1.1.1

JULIAN BRUTON

1919-426-2406

FLC RECOVERY GROUP, LLC

1410 RIPLEY WOODS ST

WAKE FOREST NC 27587

SHIP TO:

TAX DEED DIVISION

ESCAMBIA CLERK OF THE CIRCUIT COURT

STE 110

221 PALAFOX PLACE

PENSACOLA FL 32502

FL 325 0-11

UPS GROUND

TRACKING #: 1Z 0TJ 32R 03 2001 2018

BILLING: P/P

XOL24.11.13 NV:45 50.0A 12/2018\*

# DJAY Notary Services

DJAY Notary, Com

1.833.FL-NOTARY

## BILL

FOR SERVICES RENDERED

TO: JULIAN BRUTON

1.919.426.2406

DATE 7 DEC 2024

THIS BILL IS RENDERED ONLY AS AN ACCOMMODATION.  
TERMS ARE NET CASH AND PAYABLE ON PRESENTATION.

FOR SERVICES FURNISHED ON:

NOTARY Stamp (INITIAL Stamp)

10<sup>-</sup>

NOTARY Stamp X 3 (\$8 Per Stamp)

24<sup>-</sup>

TRAVEL CHARGE (\$25<sup>-</sup> INITIAL TRV  
\$<sup>-</sup> DASH-OFF/MAX)

30<sup>-</sup>

PRINT/SCAN ~~CH~~ SURCHARGE

4<sup>-</sup>

- PAGES AMT (8<sup>PRINT/SCAN</sup> PAGES X .40 Each)

3<sup>20</sup>

DUE TOTAL

71<sup>20</sup>

CTOPS 4133

PAYMENT

12-13

VENMO / CASHAPP : REV DJAY

CHECK : DJAY Nystrom

224 E. GARDEN ST #348

PENSACOLA FL 32502

## Mylanda Johnson (COC)

---

**From:** Julian Bruton <flcrecoverygroup@gmail.com>  
**Sent:** Tuesday, December 10, 2024 4:12 PM  
**To:** Mylanda Johnson (COC)  
**Cc:** Emily Hogg (COC)  
**Subject:** [EXTERNAL]Re: 8 Dianah St / 2022 TD 01191 Tax Deed claim - behalf of Halea Trawick  
**Attachments:** image001.jpg

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Okay, Thank you for the update.

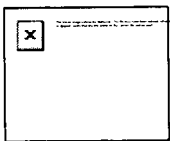
On Tue, Dec 10, 2024, 5:11 PM Mylanda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)> wrote:

Good afternoon,

We received your claim for Tax Deed surplus funds from the sale of property located at 9 Dianah St. We paid Code Enforcement liens with the surplus funds and there are \$0.00 funds available to claim.

Thanks,

Mylanda



**Mylanda Johnson**

Operations Supervisor

850-595-4813

[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**

**Escambia County Clerk of the Circuit  
Court & Comptroller**

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

*Under Florida law, written communication to or from the Escambia County Clerk's Office*

*may be subject to public records disclosure.*

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

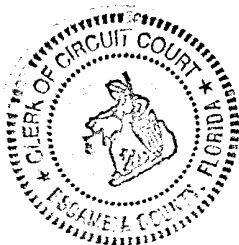
Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2024094243 12/17/2024 9:56 AM  
OFF REC BK: 9245 PG: 625 Doc Type: ROL  
Recording \$10.00

CANCELLATION OF LIEN

Property Reference No. 271S301203001028

The lien dated 9/4/1998, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against DELCHA M MAYNOR, recorded in Official Records Book 4313 at Page 1829, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.

SEAL



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT

By: 

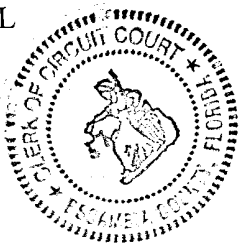
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before the undersigned Deputy Clerk, personally appeared MYLINDA JOHNSON, who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that he/she executed the same for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17TH day of DECEMBER, A.D. 2024.

SEAL



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT

By: 

Deputy Clerk

Prepared By:  
Pam Childers  
Clerk of the Circuit Court

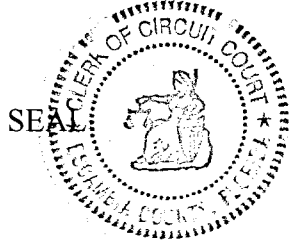
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2024094244 12/17/2024 9:56 AM  
OFF REC BK: 9245 PG: 626 Doc Type: ROL

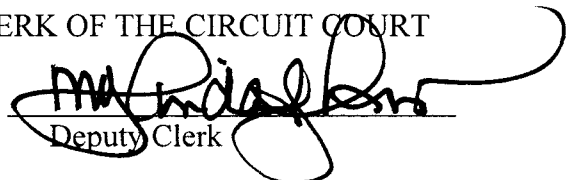
CANCELLATION OF LIEN

Property Reference No. 271S301203001028

The lien dated 5/24/1999, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against DELCHA M MAYNOR, recorded in Official Records Book 4440 at Page 1832, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



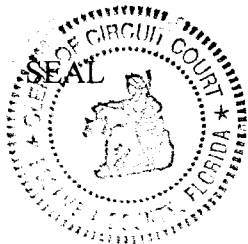
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT

By:   
Deputy Clerk

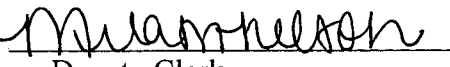
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before the undersigned Deputy Clerk, personally appeared MYLINDA JOHNSON, who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that he/she executed the same for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17TH day of DECEMBER, A.D. 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT

By:   
Deputy Clerk

Prepared By:  
Pam Childers  
Clerk of the Circuit Court

OR BK 4313 PG1829  
Escambia County, Florida  
INSTRUMENT 98-527116

RCD Oct 02, 1998 10:45 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-527116

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: MAYNOR DELCHA M  
8 DIANAH ST  
PENSACOLA FL 32503

ACCT.NO. 03 1429 000 000

AMOUNT \$337.60

+30  
357.60

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

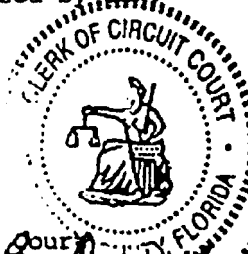
E1/2 OF LT 28  
OR 1577 P 902  
VICTORY HTS PB 2 P 12

OR 3892 P 689  
PROP.NO. 27 1S 30 1203 001 028

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$337.60. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998



Ernie Lee Magaha  
Clerk of the Circuit Court

by: *[Signature]*  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court

by: *[Signature]*  
Deputy Clerk



OR BK 4440 P61832  
Escambia County, Florida  
INSTRUMENT 99-632088

RCD Jul 21, 1999 09:41 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-632088

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: MAYNOR DELCHA M  
8 DIANAH ST  
PENSACOLA FL 32503

ACCT.NO. 03 1429 000 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

E1/2 OF LT 28  
VICTORY HTS PB 2 P 12  
OR 3892 P 689

PROP.NO. 27 1S 30 1203 001 028

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *[Signature]*  
Wanda M. MCBisarty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *[Signature]*  
Deputy Clerk

